

REAL ESTATE and BUILDING

Real estate dealers report business quiet in insides property during the past week, though there has been a good inquiry for and a number of sales of suburban property in the various additions. Conference it is said, has interfered with the ordinary run of city business, and people in the city are said to have given themselves up to the entertainment of friends, attending the races and the fair. Real estate men now look for a season of activity until winter sets in here. A number of good deals are pending, involving business property, office and residential property, and the outlook for the future is said to be very hopeful.

The difficulties which contractors have experienced in getting material, especially steel, have not entirely disappeared, in spite of the receipts of the past week or 10 days. Work is still being held up on different jobs because the material sent is not that which is needed. This is the reason why the Z. C. M. I. addition is not being pushed forward. The general expectation is that all the steel work would have been up by this time, and the delay is costing the firm money. The same condition prevails on other buildings.

With the issuance of a building permit yesterday to Albert Fisher for the erection of a four-story steel and brick hotel and store at 121-125 south West Temple, at cost of \$400,000, the total building permits for the first eight days of October exceeded the total for the whole month of October last year by more than \$40,000. The total last night was \$339,000, as compared with \$317,950 for the whole month of October, 1908. The forecast that the building permits for the month will exceed \$1,000,000 is apparently going to be easily fulfilled as the permit for the Kearns building is yet to be taken out, amounting to about \$600,000.

The Hubbard Investment Company reports a lively demand for lots in Arlington Heights between Seventh South and Twelfth and Thirteenth East streets; also in Fairmount Springs and Oakley additions. A number of sales have been made this week, all the above places.

REAL ESTATE TRANSFERS.

The week's real estate transfers recorded in the county recorder's office were as follows:

Thomas Marnan et al. to Theodore A. Eussman, part lot 2, block 1, part lot 24, 1,000
M. W. et al. to John J. Powell, part lot 24, Grandview subdivision, 1
Josephine Johnson to E. J. Wills, part lot 10, all lot 11, block 14, 10
Mary A. Condon to H. E. Deardorff, part lot 2, block 49, five-acre plat A, 4,000
Lorraine H. Young et al. to F. W. Madison, lots 16 and 17, block 29, five-acre plat C, 2,375
Kimball & Richards to Cora D. Morningstar, lots 35 and 36, block 2, Oakdale place, 200
Clotilda S. Dennis to M. H. Dennis, lots 28 and 29, block 3, View City subdivision, 100
John M. Whitaker et al. to J. U. Whitaker, subdivision, 1
Mary C. Heaston et al. to Utah Investment and Trust Co., part lot 1, block 1, Ehrlich's subdivision, 1
W. E. Losen et al. to T. W. Jones, part lot 12, all lot 13, block 2, Perkins' second addition, 5
George N. Sperry et al. to William A. Sperry, part lot 6, block 12, 5,800
Peter A. Nielsen et al. to Christian Jensen, part section 23, township 3 south, range 1 east, 600
Bodel C. Jensen et al. to Thomas J. Jilssen, part lot 9, block 44, ten-acre plat A, 500
Henry C. Hoffman et al. to Jennie B. Eller, lots 5 and 7, block 1, 12th Hill subdivision, 1
Charles Gordis to Oscar Carlson, lot 2, block 15, ten-acre plat A, 4,900
Hannah A. Gustavson to Robert W. Henry, part lot 11, block 23, ten-acre plat A, 1,200
Union Pacific R. Co. to D. L. Hyde, part section 13, township 1 north, range 1 east, 320
Joseph G. Vincent et al. to Carmine Vincent, part block 6, 225
United Hotels Co. to Elvira Cushman, lots 18 and 19, Union Heights subdivision, 220
J. W. Bowers et al. to George Kent, lots 18 and 19, block 1, North Columbia subdivision, 150
Dora Gilpe Craft to Effie R. Maddison, part lot 2, block 29, plat B, 1,500
Simon Hibbard et al. to Herman Richter, lots 49 and 50, block 2, Norwood place, 300
United Realty Co. to L. B. Lakin, Salt Lake City, 100

conditions, and securing greater loyalty to each other.

Conference week and state fair week have made good business for the real estate dealers on the southeast bench, according to A. N. Humphries, owner of Idlewild and Sunnyside additions. "The additions on the bench," said Mr. Humphries this morning, "have been well advertised in many country districts and as a result a great many visitors to conference took advantage of the chance to get the benefit. These numerous inquiries resulted in numerous sales of lots."

One particularly good sale this week was that of four of the choicest lots in Sunnyside's addition to T. W. Williams, electrical engineer in the Sunnyside mines in Carbon county. He bought the lots for his new home, to be completed in the future. Another who bought lots in Sunnyside was William T. Atkinson, who has a farm near Little Cottonwood canyon. He bought two lots in the addition. In Idlewild the sales were numerous and most of the purchasers bought with the intention of making improvements.

All of the bricklayers have been laid off the M. L. A. gymnasium building, owing to the lack of material for the copper cornice. The day may only be for a few days or it may be for a week or more.

The forms around the concrete retaining wall at the west end of the building, which were put up for the first eight days of October exceeded the total for the whole month of October last year by more than \$40,000. The total last night was \$339,000, as compared with \$317,950 for the whole month of October, 1908. The forecast that the building permits for the month will exceed \$1,000,000 is apparently going to be easily fulfilled as the permit for the Kearns building is yet to be taken out, amounting to about \$600,000.

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Among the important announcements of the week was that of the incorporation of the Salt Lake City Manufacturers' Association, who are contemplating the erection of a commercial hotel on 40 feet frontage on Third South, just east of the Sanitarium. A large addition to the bakery building in the center of the block is also being considered, to cost about \$20,000.

The Jefferson school built between Main and West Temple streets just below Ninth and Eleventh, and the one which is being done will be among the notable examples of fireproof building in the city. The building is constructed entirely of concrete reinforced with steel. It rests on a solid concrete foundation, which provides against cracks resulting from settling. All of the latest inventions for preserving the acoustic properties, depending on the sound from the horns, and controlling the building, have been utilized. The building is absolutely fireproof. R. Klutting is the architect, and since the failure of Vanderhoof of San Francisco, the work has been taken in hand by A. and J. McDonald, the contractors.

Local architects, builders and contractors will be interested in the movement being made in their behalf by the Manufacturers' association. A letter which is now being sent to a number of those interested, Secretary Collett of the Manufacturers' association states that the local men have been shut out in preparing plans for some of the buildings of the city, and some of the local builders have also passed outside the local architects, as good work had been bought which had been made in the state. In addition to selecting outside architects to make their plans, some of the citizens of Salt Lake City have given their work to outside contractors, who, in some cases, are said to have promised a revolution in speed. It is now pointed out that they were ignorant of local conditions, and that, in the case of the Vermont building and others, nothing remarkable in the way of speed in erection has been shown by these outside firms. The work of A. and J. McDonald, a local firm, in taking over the McCormick and McIntyre buildings on Main street, and the Jefferson school, after the failure of an outside contractor, is pointed to as evidence that local men can do just as well as outside.

Secretary Collett asks for expressions from architects and contractors as to the best means of overcoming present

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lots 75, 76 and 77, block 5, Union Heights subdivision, 525
George T. Brice et al. to Ernest Anster, part lot 1, block 1, plat E, 3,000
United Realty company to William C. Wilkins, part of lot 2, block 18, 800
United Realty company to W. L. Harris, lots 39, 40, 52 and 53, block 5, Union Heights subdivision, 340
United Realty company to J. W. Harris, lots 39, 40, 52 and 53, block 5, Union Heights subdivision, 650
United Realty company to Fred Mugleston, lot 19, College Height's second addition, 170
Fred Mugleston, lot 19, College Height's second addition, 10
J. G. Jacobs et al. to G. H. Backman, lots 2, 3 and 9, Desky's subdivision, 10
L. A. Larson to A. P. Anderson, part of lot 14, block 22, ten-acre plat A, 10
A. S. O. Ranch et al. to Georgiana B. Olson, part lot 7, block 54, 100
United Realty company to Lucy Parke, lot 46, block 7, Union Heights subdivision, 1
Ezra T. Lloyd et al. to Fred Mugleston, lot 19, College Height's second addition, 10
J. G. Jacobs et al. to J. E. Salisbury, part lot 1, block 4, 10
Corn A. Smith to Clark O. Dunshes, lots 29 and 31, block 4, Westminster Heights, 500
Mary J. Stringham to Katherine Stringham, part of section 18, township 3 south, range 1 west, United Realty company to Hyrum Toolson, lots 10, 11, 12, block 2, Union Heights subdivision, 10
Pat T. Brockman to Esther Brockman, part of lot 6, block 23, plat A, 10
B. F. L. Smith et al. to H. R. Trenholm, part of lot 9, block 29, 10-acre plat A, 6,000
Eli Gregson et al. to L. L. Smith, part of lot 9, block 29, 10-acre plat A, 2,735
Nils Paulson et al. to F. E. Burrows, lots 17 and 18, Douglas place, 3,500
L. L. Smith et al. to H. R. Trenholm, part of lot 9, block 29, 10-acre plat A, 2,200

Pioneer Roofings, sold, laid and guaranteed by LAMBERT PAPER CO.
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BUILDING PERMITS.

The building permits issued during the week amounted to \$175,450, and were as follows:

Florence K. Woodruff and Blanche K. Scheid, five one-story brick stores on Fourth South street, just east of Main, \$1,500 each, total, 5
H. B. Elder, three four-room brick dwellings, 111, 113 and 116 west Fifth North street, \$1,500 each, total, 5
Mrs. D. A. Reeves, bath and kitchen addition to 11 dwellings on Willard court, \$500 each, total, 5
Rinta Snow, four-room frame dwelling rear 113 Buena avenue, 1,000
Bothwell & McConaughay, five one-story, four-room frame dwellings, 112, 130, 133, 137 and 142 west McConaughay avenue, \$1,000 each, total, 5
Mrs. Rhoda Smith, one-story, two-room frame dwelling, rear 758 Fifth East street, 400
J. E. Langford, Jr., two-story, seven-room brick dwelling, 679 Second avenue, 4,500
Sarah Lovendale, two-story, four-apartment, brick flat, 423-429 Lovendale street, 5,500
A. Flanagan, four-room brick dwelling, 526 East Clark street, 2,000
M. Nibley, eight-room frame dwelling, 517 Second avenue, 2,000
Bothwell & McConaughay, five four-room brick dwellings, 112, 113 and 116 south West Temple street, and 34 and 36 west Seventh South street, \$1,500 each, total, 5
John L. Howard et al. to Charles H. Plant, part of lot 3, block 25, plat A, 600
Carrie F. Adams et al. to Mrs. Ray J. McLain, part of lot 1, block 40, plat A, 1,475
August Gehring et al. to Gottfried Burkhardt, lots 38 and 39, block 6, Desky's Second addition, 1,400
John L. Howard et al. to Charles H. Plant, part of lot 3, block 25, plat A, 600
Arthur W. Woodburn et al. to Norman V. Johnson, part of lot 1, block 10, plat B, 1,475
John H. Bowens et al. to George Miller, part of section 26, township 3 south, range 2 west, 4,240
Utah Savings and Trust company to Emily H. Schindler, lots 45 and 46, block 5, Oakley subdivision, 500
Hubbard Investment company to Albert H. Vorloeg, lots 47, 48, 49 and 50, Oakley subdivision, 500
Eagle Mercantile company to Daniel McRae, lot 6, block 2, Granite addition, 100
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